

**COMMONWEALTH OF KENTUCKY
CITY OF CAMARGO**

ORDINANCE NO. 2019.04

**“AN ORDINANCE OF THE CITY OF CAMARGO, KENTUCKY RELATING TO
BLIGHTED AND DETERIORATED PROPERTIES WITHIN THE CITY LIMITS,
AUTHORIZING THE ACQUISITION BY EMINENT DOMAIN OF SUCH
PROPERTIES, AND ESTABLISHING A PROPERTY REVIEW COMMISSION”**

WHEREAS, there exists within the City blighted and deteriorated properties in business areas and neighborhoods which cause the deterioration of those properties and contiguous property which constitute a danger to the public health, safety, and general welfare of the residents of the City and are beyond remedy and control solely by regulatory and administrative process; and

WHEREAS, the continued existence of such blighted and deteriorated properties, and the growth and spread of blight and deterioration, or the threatened deterioration of other business property and neighborhoods contributes substantially and increasingly to the spread of disease and crime and to losses by fire and accident; constitutes an economic and social liability; substantially impairs or arrests the sound growth of the community; retards the provision of decent, safe, and sanitary housing accommodations; depreciates assessable values of surrounding properties; causes an abnormal exodus of families and businesses from these neighborhoods and businesses, and is detrimental to the health, the well-being, and the dignity of the many residents of these neighborhoods and these businesses; and

WHEREAS, the problems resulting from the existence of these blighted and deteriorated properties cannot effectively be dealt with by private enterprise without the provisions herein; and

WHEREAS, the benefits which will result from eliminating the blighted properties which cause the blight and deterioration of property will occur to the inhabitants of the neighborhoods and operations of those businesses in which these conditions exist and to the residents of the City generally,

NOW, THEREFORE, be it duly ordained by the for the City Commission of Camargo, Kentucky as follows:

**SECTION I
Declarations**

It is hereby declared:

(1) That it is the policy of the City of Camargo, Kentucky to protect and promote the health; safety, and welfare of the residents of the City by eliminating the blight and deterioration of businesses and neighborhoods through the elimination of blighted and deteriorated properties within these areas of the City;

(2) That the elimination of such blight and deterioration and the preparation of the properties for sale or lease, for development, or for redevelopment constitute a public use and purpose for which public money may be expended and private property acquired and these are governmental functions in the interest of the health, safety, and welfare of the residents of the City; and

(3) That the necessity in the public interest for the provisions enacted herein is hereby declared to be a legislative determination.

SECTION 11

Definitions

Unless the context requires otherwise:

(1) "Blighted" or "deteriorated" property means any structure or unimproved lot or parcel of ground in a commercial or residential area which:

(a) Because of physical condition or use is regarded as a public nuisance at common law;

(b) Is considered an attractive nuisance to children by reason of structures and appurtenances therein or thereon, including but not limited to abandoned wells, shafts, basements, excavations, or the unsafe condition of any structures or fences thereon;

(c) Because it is dilapidated, falling apart, unsanitary, unsafe, vermin infested, or lacking in the facilities and equipment required by the State's Housing or Maintenance Codes, has been designated by the Codes Enforcement Office as being unfit for human habitation or business use;

(d) Is a fire hazard or is otherwise dangerous to the safety of persons or property;

(e) Has had the utilities, plumbing, heating, sewerage, or other facilities disconnected there from, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use;

(f) By reason of neglect or lack of maintenance has become a place for the accumulation of trash and debris, or a haven for rodents or other vermin; or

(g) Has not been rehabilitated within the time constraints placed upon the owner by the appropriate codes enforcement agency.

(2) "Redevelopment" means the planning or replanning, design or redesign, acquisition, clearance, development, or disposal of a property in the preparation of such property for residential, business or related uses, as may be appropriate or necessary.

(3) "Residential and related use" means residential property for sale *or* rental and related uses, including but not limited to park and recreation areas, neighborhood community service, and neighborhood parking lots,

(4) "Business and related use" means commercial property for sale, rent or engaged in any retail or wholesale commercial business.

(5) " Property Review Commission" means the Commission established by this ordinance to review properties and to make a written determination of blight and deterioration.

SECTION III

Property Review Commission

(1) There is hereby established and created a Property Review Commission (hereinafter referred to as the "PRC") for the City of Camargo. The PRC shall be composed of five members who shall be appointed by the Mayor with the approval of the City Commission. Members of the PRC shall be residents or owners of real estate located in the City of Camargo and shall serve for terms of five years and until their successors are duly appointed and qualified, except that the members first appointed shall be so appointed that the term of one member shall expire annually thereafter. Vacancies shall be filled in the same manner as regular appointments and for the unexpired term of the vacancy. Members shall serve without pay. No officer or employee of the City whose duties include enforcement of housing, building, plumbing, fire, maintenance, or related codes shall be appointed to the PRC,

(2) The PRC shall be charged with the duty of determining whether a property within City limits is blighted or deteriorated in accordance with the definition of those terms as hereinabove set forth and of carrying out the substantive and procedural directives associated with that determination as herein set forth.

(3) The PRC shall conduct its business at meetings scheduled and held in conformity with the requirements of the Kentucky Open Meetings Act. Meetings shall be called by the majority elected Chairperson of the PRC or the Mayor when and as necessary to consider properties alleged by a PRC member or a citizen of Camargo to be blighted or deteriorated within the meaning of this ordinance.

SECTION IV

Procedures

(1) When the PRC considers any property within the City to be blighted or deteriorated, it shall give to the owner of the property a Notice and Order setting forth the conditions of the property which are in violation of local codes or law and shall notify the owner of the time, date, and location of a hearing on the property condition before the PRC and shall advise the City Clerk of the meeting so as to permit the Clerk to make due advertisement of the meeting as may be required by applicable law.

(2) The property owner shall be given an opportunity to be heard at this hearing and to reply to any allegations of conditions of the property that are being considered as blight or deterioration requiring action by the property owner under this ordinance.

(3) If after consideration of the evidence adduced before it at such hearing the PRC shall, by a preponderance of the evidence, find that the property is blighted or deteriorated within the meaning of this ordinance, the PRC shall notify the owner of the property or a designated agent that a determination of blight or deterioration has been made and that failure to

eliminate the conditions causing same shall render the property subject to condemnation by the City. Such notice shall describe the conditions that render the property blighted or deteriorated and shall demand correction and abatement of the conditions within ninety (90) days of the receipt of such notice. An extension of the ninety (90) day period may be granted by the PRC if it is demonstrated to the satisfaction of the PRC that such period is insufficient to correct the conditions cited in the notice.

- (4) If correction and abatement in full shall not have been effected within such period of time as the PRC shall have determined as above set forth, the PRC shall certify to the Camargo City Commission that the property is blighted or deteriorated. Such certification shall further set forth the PRC's determination that:
- a. The owner of the property or designated agent has been sent a Notice and Order by the PRC to eliminate the conditions which are in violation of local codes or law within a time certain, that such Notice and Order further set forth that the property is deemed to be blighted or deteriorated within the meaning of this ordinance and that the failure to make correction and abatement would result in the matter being referred to the Camargo City Commission for further proceedings in conformity with this ordinance;
 - b. The conditions set forth in the Notice and Order were not corrected and abated within the time period therein set forth;
 - c. The property is blighted or deteriorated;
 - d. The PRC has notified the property owner or designated agent that the property has been determined to be blighted or deteriorated and the time period for correction of such condition granted by the PRC has expired and the property owner or agent has failed to comply with the notice; and
 - e. The certification and findings required by this section shall be in writing signed by the chairperson of the PRC and included in the PRC's report to the City Commission.
- (5) Notice which may be, or is required to be, given under the terms of this ordinance shall be in writing and sent via first class mail, sufficient postage prepaid, and a copy of any such notice shall further be posted in a conspicuous place on the property affected. Unless the owner of the property in question shall have notified the PRC otherwise, the identity of the owner and the owner's mailing address shall be conclusively presumed to be as appear as such in the records maintained in the office of the Montgomery County Property Valuation Administrator, Notice given in accordance with the foregoing shall be deemed effective on the date of mailing; provided, however, that same shall conclusively be deemed to have been received not later than the fifth business day following the date when same was delivered to the post office.

SECTION V

Eminent Domain Proceedings

- (1) The City Commission of the City of Camargo, Kentucky may institute eminent domain proceedings in accordance with the provisions of Kentucky Revised Statutes Chapter 416 against any property, and may through such proceedings acquire any property, which has been certified as blighted or deteriorated by the PRC if it finds:

- a. That the property has deteriorated to such an extent as to constitute a serious and growing menace to the public health; safety, and welfare;
- b. That such property is likely to continue to deteriorate unless corrected;
- c. That the continued deterioration of such property may contribute to the blighting or deterioration of the area immediately surrounding the property; and
- d. That the owner of such property has failed to correct the deterioration of the property.

The findings required as above set forth shall be included in any Order of the City Commission authorizing the institution of eminent domain proceedings.

SECTION VI:

Use of the Property by the City of Camargo

- (1) The City, following its acquisition of blighted or deteriorated property in accordance with foregoing provisions, shall have the power to hold, clear, manage, or dispose of the property so acquired for residential, business or related use.

SECTION VII

Effective Date

- (1) This ordinance shall be effective immediately upon its adoption by the City Commission on second reading and publication in accordance with the applicable provisions of Kentucky law.

This Ordinance shall be in full force and effect upon second reading, adoption and publication according to law.

Date of First Reading: [7/12/2019](#)

Date of Second Reading: [9/3/2019](#)

Publication Date: [9/26/19](#)

Clayton Neal

Mayor

Kimberly A Kirby

Attested: _____

City Clerk